

DEVELOPMENT PARAMETERS SCHEDULE

DEVELOPMENT PARAMETER PLANS

The Reserved Matters submissions shall comply with the following Development Parameter Plans:

Plan 1	Footprints
Plan 2	Balcony Zone
Plan 3	Connection to the Ground

The Reserved Matters submissions shall also comply with the Development Parameter text set out below.

- 1) The total minimum floorspace shall not be less than 25,000sqm GIA, the total maximum floorspace shall be 40,000sqm GIA.
- 2) The total residential apartments shall not be less than 350. The total maximum residential apartments shall not exceed 460.
- 3) The built development shall be divided into 4 zones shown on **Parameter Plan 1**. The maximum extent of building footprint for each zone is also shown on Parameter Plan 1. The minimum and maximum heights of buildings (including any plant or rooftop structures) within each zone and minimum and maximum residential apartments in each zone shall comply with Table 1 below:

TABLE 1

ZONE	FIRST RESIDENTIAL FLOOR LEVEL AOD	MIN AOD HEIGHT (indicative storeys)	MAX AOD HEIGHT (indicative storeys)	MIN RESIDENTIAL UNITS	MAX RESIDENTIAL UNITS
1	33.830m	112.0m (24)	132.5m (29)	125	175
2	33.830m	90.0m (15)	103.5m (20)	85	120
3	33.830m	97.5m (17)	110.5m (24)	90	125
4	33.830m	70.0m (9)	85.0m (14)	50	80
TOTAL (not to be exceeded)	-	-	-	350	460

- 4) The residential building in Zone 2 must be at least 25m lower than the residential building in Zone 1
- 5) The residential building in Zone 3 must be at least 20m lower than the residential building in Zone 1
- 6) The residential building in Zone 4 must be at least 45m lower than the residential building in Zone 1.
- 7) The building separation distances shall comply with Table 2 below:

TABLE 2

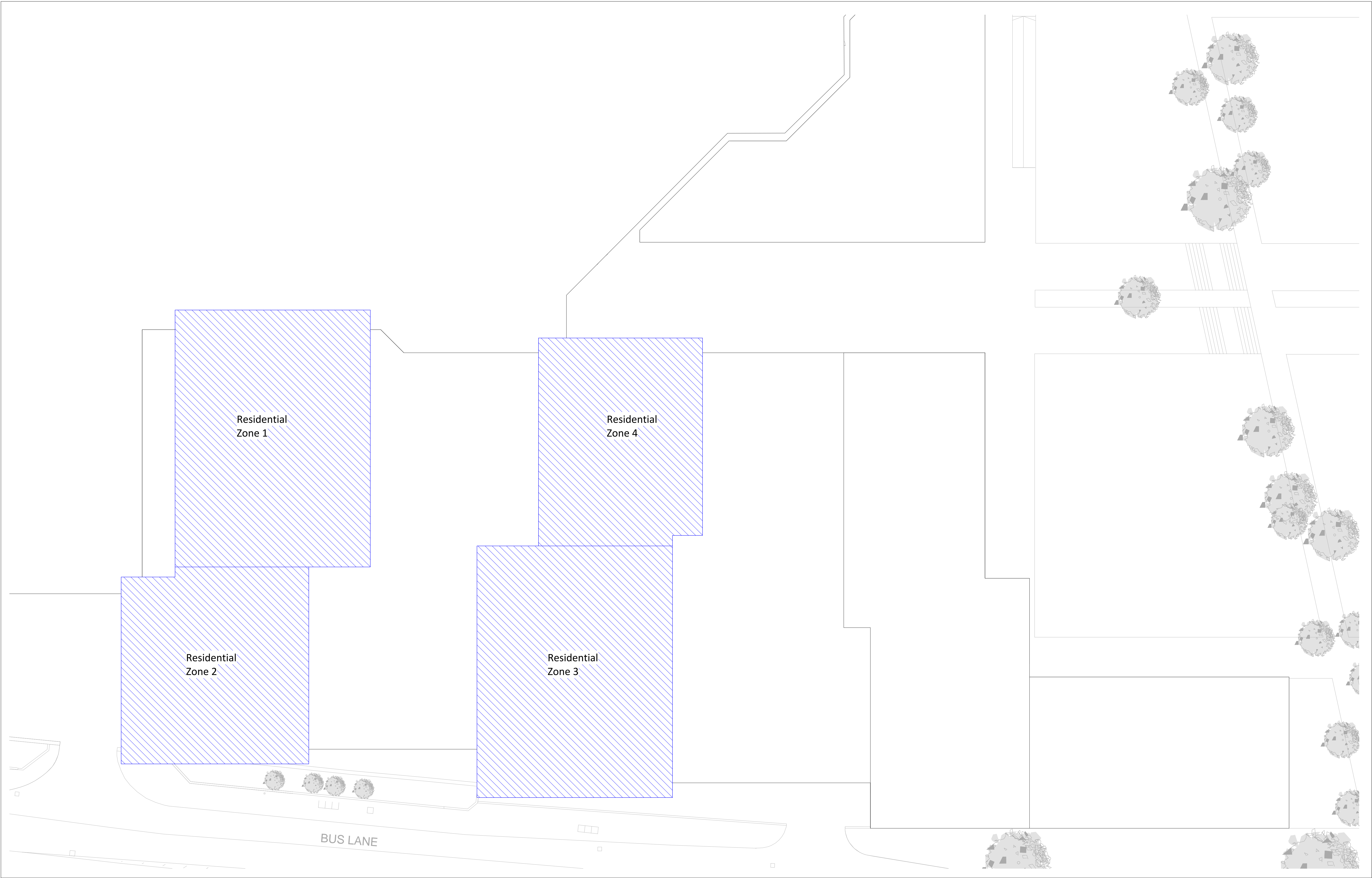
Minimum Separate Distance Category	Zone 1 to Zone 3	Zone 2 to Zone 4
Window to Window	25m	25m
Balcony to Balcony	20m	20m
Balcony to Window	22.5m	22.5m

- 8) **Parameter Plan 2** shows the zone in which balconies may be located opposite the low rise residential elements proposed in detail under this application and which face the public square.
- 9) **Parameter Plan 3** shows the zone(s) within which the residential building(s) connect vertically to lower levels, brought forward in detail under this application.
- 10) A minimum of 10% of all residential units shall be designed in accordance with Approved Document M of the Building Regulations 2010 Part M4 Category 3 (2015 edition incorporating 2016 amendments). The remainder shall be designed in accordance with Part M4 Category 2.
- 11) A minimum of 5% disabled parking shall be provided in the basement to the shopping centre.
- 12) A minimum of 10sqm of amenity space (private and communal) per bedroom will be provided, of which, at least 5sqm per unit shall be provided as private amenity space.
- 13) All units will be provided in accordance with the space standards set out in Table 3 below:

TABLE 3

Unit Type	Sqm NIA	Sqft NIA
1p (with shower only)	37	398.3
1p (with bath)	39	419.8
1b2p	50	538.2
2b3p	61	656.6
2b4p	70	753.5
3b4p	74	796.5
3b5p	86	925.7
3b6p	95	1022.6
4b5p	90	968.8
4b6p	99	1065.6

- 14) In respect of housing mix on aggregate across Zones 1-4 the following shall apply:
 - a minimum of 20% studio and 1 bedroom apartments;
 - a maximum of 65% studio and 1 bedroom apartments, within which, a maximum of 20% studios and 65% 1 bedroom apartments shall be delivered; and
 - a maximum of 80% 2+ bedroom apartments shall be provided.



NOTES

CONSULTANTS

- Refer to highways consultant's drawings for details
- Refer to landscape consultant's drawings for details
- Landscaping layout is indicative only

AREAS

- Refer to area schedule

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VISUAL SCALE 1:100 @ A1

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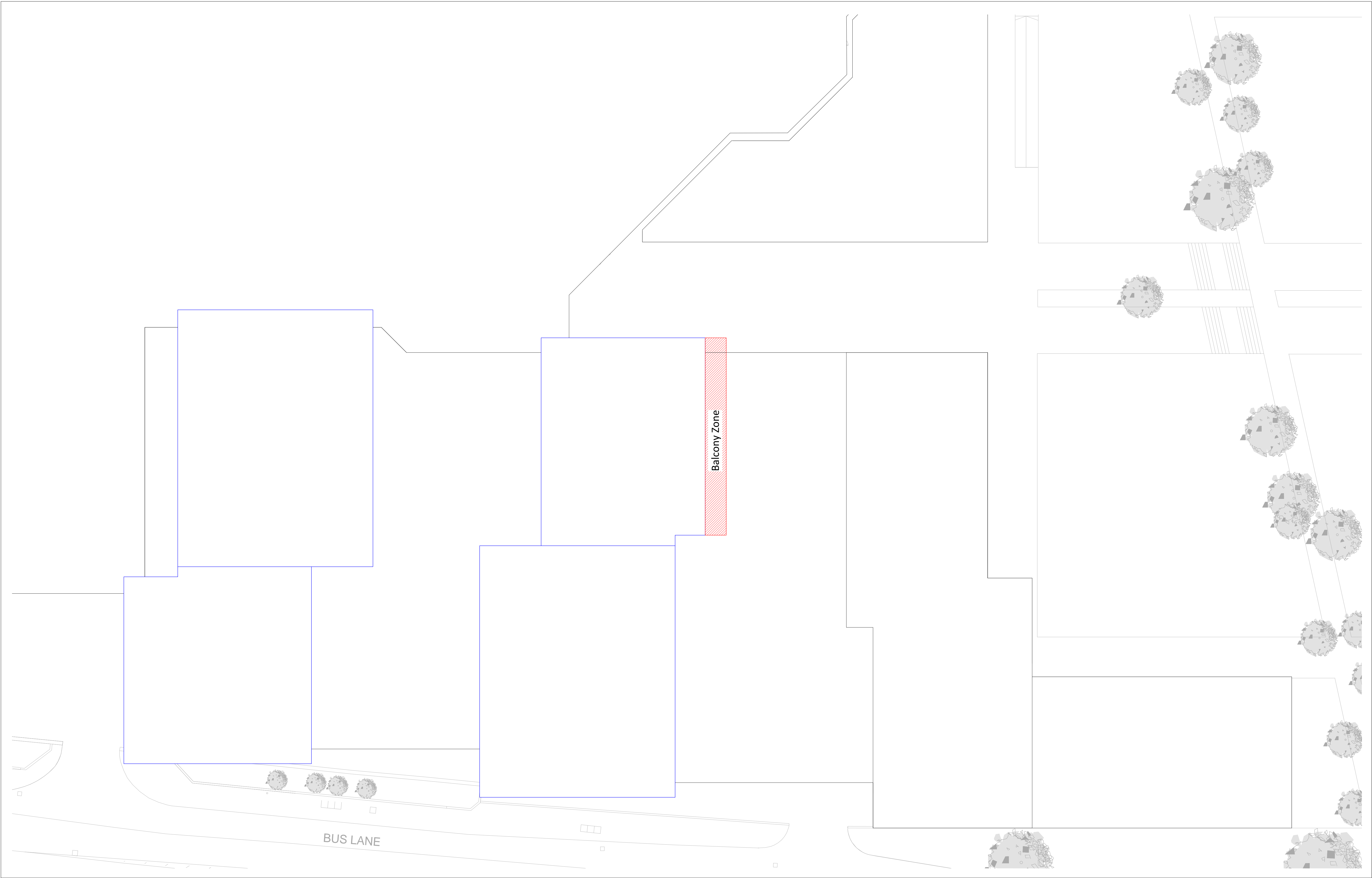
17-19 Foley Street
London W1W 6DW
T 020 7580 3490
F 020 7580 2917
info@colladocollins.com
www.colladocollins.com

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Scale @ A3:
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Capital & Regional
The Mall Walthamstow - Residential

Parameter Plan 1 - Footprints
PLANNING
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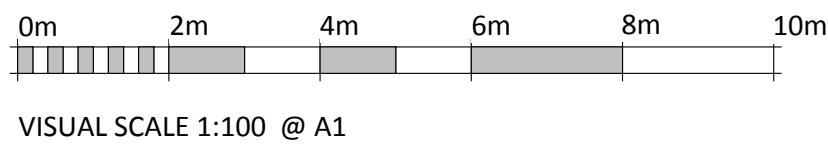
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London W1W 6DW
T 020 7580 3490
F 020 7580 2917
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www.colladocollins.com

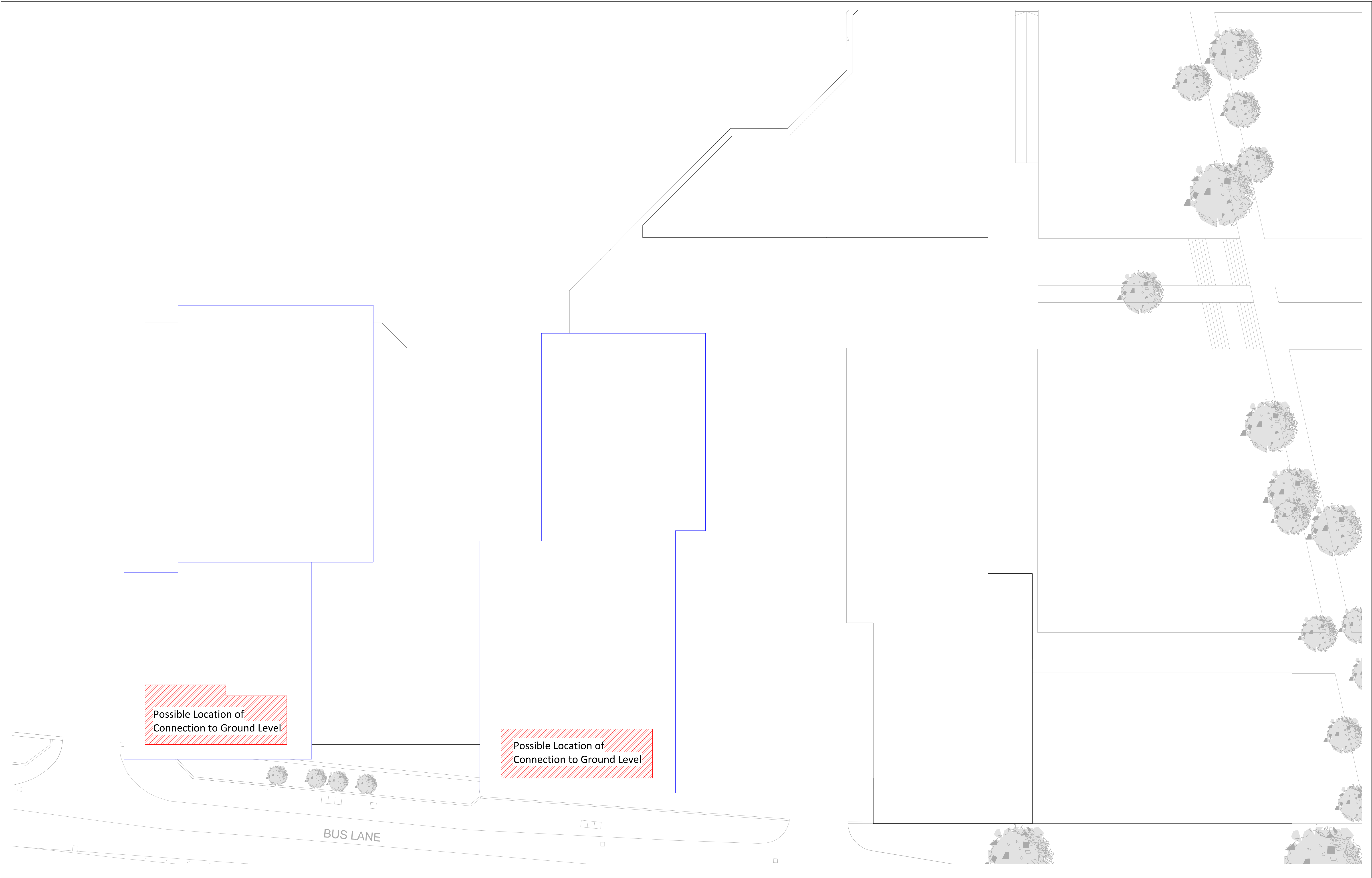
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The Mall Walthamstow - Residential

Parameter Plan 2 - Balcony Zone

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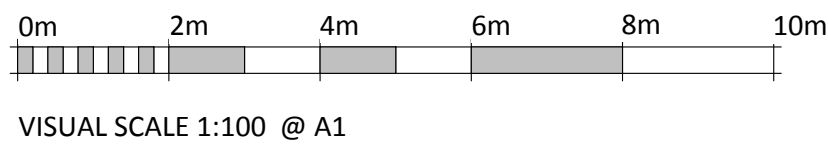
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Capital & Regional
The Mall Walthamstow - Residential

Parameter Plan 3 - Connection to
Ground

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